

NEWLY REFURBISHED OFFICE BUILDING / FLOORS TO LET

579 SqFt – 4,508 SqFt Available



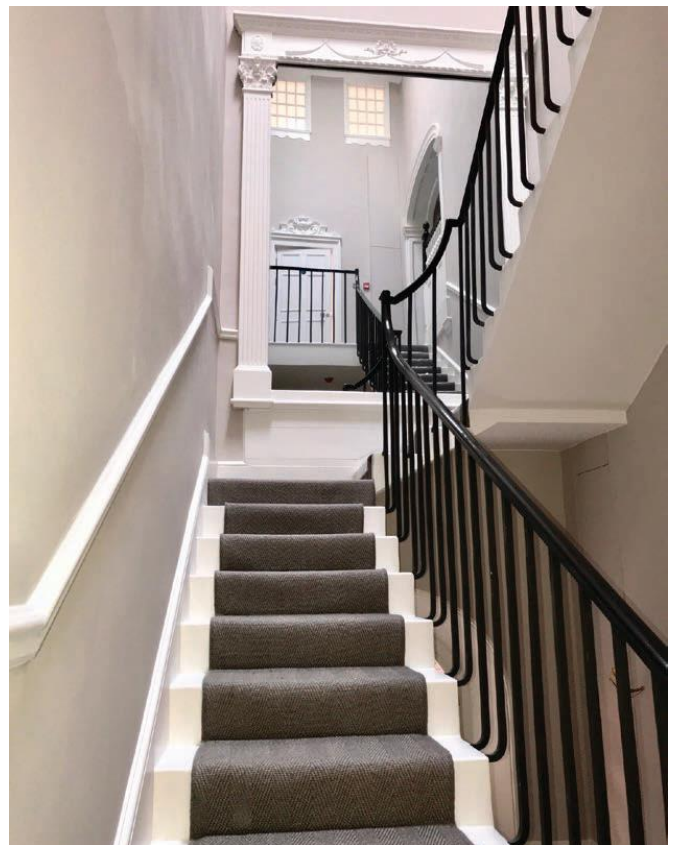


3 Chandos Street London W1G 9JU

DESCRIPTION

3 Chandos Street forms part of a terrace of 5 properties, Numbers 2-6 built in 1769. This Grade II listed building is arranged over lower ground, ground and four upper floors, comprising an area of 4,508 sq ft, all of which have undergone an extensive refurbishment yet retaining many of its original features.

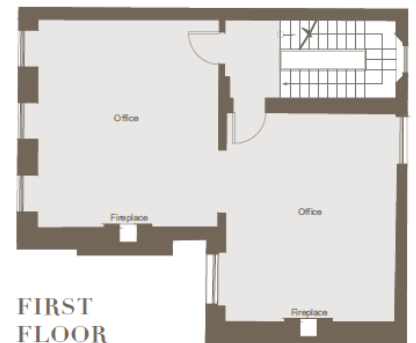
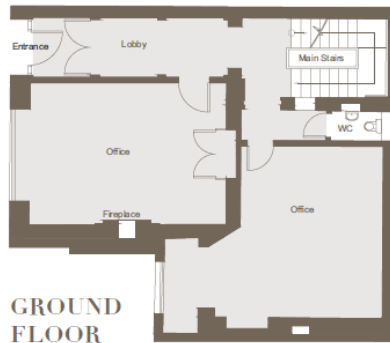
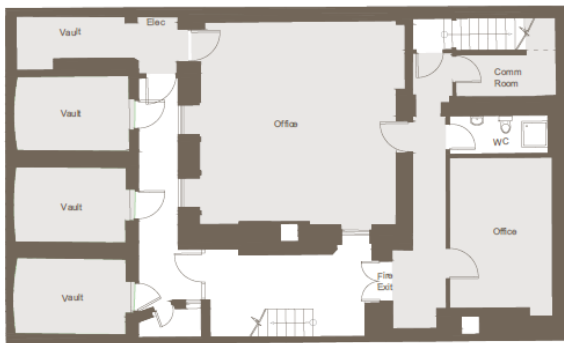
The accommodation now offers a combination of stunning period rooms, with bright modern spaces and on-site facilities including a Samsung heat recovery system, shower, a fully fitted kitchen and a private roof terrace.



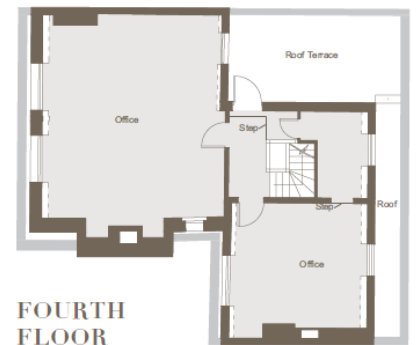
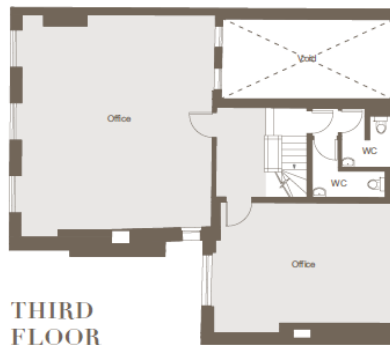
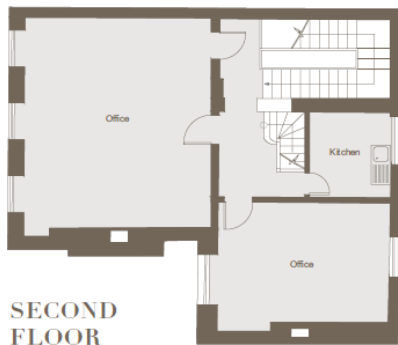


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Floor	NIA Sq Ft	NIA SQ M
4 th	579	53.8
3 rd	639	59.4
2 nd	691	64.2
1 st	767	71.3
Ground	619	57.5
Lower Ground	664	61.7
Vaults	368	34.2



LOWER
GROUND
FLOOR



SECOND
FLOOR

THIRD
FLOOR

FOURTH
FLOOR

↑ Not to scale.
Property measured in accordance with
RICS code of measuring practice.





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AMENITIES

- Raised Herringbone Wooden Floor
- Fully Cabled Comms Room
- New Samsung Air Conditioning
- Contemporary LED Lighting
- New WC and Shower Facilities
- Excellent Ceiling Heights – (3.1m - Ground, 3.67m – 1st Floor)
- CCTV
- Fully Fitted Kitchen
- Private Roof Terrace
- Pavement Vaults
- Cycle Store
- Video Entry System

TERMS

Available on a new lease direct from the Landlord. Either as a whole or on a floor by floor basis.

RENT

Upon application

BUISNESS RATES

Based on the current rating assessments the approximate business rates liabilities range between £11.45 psf (Lower Ground) and £22.90 psf (Ground and First Floors). We would however strongly advise interested parties to make their own enquires with the City of Westminster business rates department.

SERVICE CHARGE

Currently being assessed

Viewings by arrangement through joint agents:-

Noble Harris

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